

44-1-142

15100

42-168

LESTER T. JOLOVITZ

TRANSFER
TAX
PAID

of Waterville, County of Kennebec, State of Maine
(being unmarried) for consideration paid, grant

019223

MICHAEL J. QUATTRUCCI, JR. and JANICE M. QUATTRUCCI, husband and wife
of 62 Central Avenue, Waterville, Maine 04901
with warranty covenants, as joint tenants, the land in Waterville,
County of Kennebec, State of Maine, bounded and described as follows:

Beginning at a steel pin in the northerly line of Barnet Avenue at the southwest corner of Lot #24 as shown on plan of "Barnet Avenue Addition, Phase II for Lester T. Jolovitz", hereinafter referred to, which pin is 120 feet easterly of the southeast corner of land of Bruce H. Goodman and Carol A. Goodman and known as Lot #28; thence N 11°56' E a distance of 131.5 feet along the easterly line of Lot #26 to a steel pin; thence S 78°04' E a distance of 120 feet to a steel pin; thence S 11°56' W a distance of 131.5 feet to a steel pin in the northerly line of Barnet Avenue; thence N 78°04' W a distance of 120 feet along the northerly line of Barnet Avenue to the point of beginning.

This conveyance is made subject to a seven and one-half (7½) foot easement to the Waterville Sewerage District which is located along the easterly bound of the above described premises. Reference is made to Easements granted by the herein grantor to Waterville Sewerage District dated May 21, 1990 and recorded in Kennebec Registry of Deeds Book 3734, Page 245.

Meaning and intending to convey Lot #24 on plan of "Barnet Avenue Addition, Phase II for Lester T. Jolovitz" dated February 9, 1990 and recorded in Kennebec Registry of Deeds File # D90108.

Being part of the premises conveyed to Lester T. Jolovitz by Green Acres, Inc. on November 19, 1973 and recorded in Kennebec Registry of Deeds Book 1694, Page 310.

This conveyance is subject, however, to the following restrictions which will be binding upon the said grantees and all persons claiming or holding under said grantees:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.
2. That no house for more than one family and costing less than one hundred thousand dollars (\$100,000.00) shall be built on said land, and no building, including garages, shall be erected or placed on any part of said land within thirty (30) feet of said Barnet Avenue and within ten (10) feet from any boundary line.
3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.
4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.
5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.

6. That if the owner of two or more contiguous lots purchased from the within grantor desires to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing covenants or restrictions shall be construed as applying to a single lot. 42-168

7. The grantor herein does not hold himself responsible for enforcement of the aforementioned restrictions.

Current real estate taxes are to be prorated between the parties as of the date hereof.

~~joint as grantor and release all rights by deed and all other rights~~

~~wife of said grantor~~

Witness my hand and seal this 26th day of August 19 91

Lester T. Jolovitz
Lester T. Jolovitz

The State of Maine

Kennebec

ss.

August 26, 19 91

Then personally appeared the above named Lester T. Jolovitz

and acknowledged the foregoing instrument to be his free act and deed,
RECEIVED KENNEBEC SS.

1991 AUG 27 AM 9:00

Before me,

Julie L. Bureau

~~Notary of the State of Maine~~ Notary Public
Julie L. Bureau

ATTEST: *Thomas R. B. B. B.*
REGISTER OF DEEDS